

Ellington Plan of Conservation & Development



Public Workshop Meeting
June 22, 2006

TONIGHT'S AGENDA



- **Overview of Booklet 1 - Planning Primer**
- **Overview of Booklet 2 - Conditions & Trends**
- **Discussion - Conservation Issues & Strategies**

Booklet 1 - Planning Primer



■ Overview

- ◆ Informational
- ◆ Why Plan?
- ◆ Plan Process
- ◆ Uses of Plan

Booklet 2 - Conditions & Trends



■ Overview: Population & Housing

- ◆ Notes Significant Pace of Population Growth: 15.4% in 1990 to 2000
- ◆ Make-up of Population by Age Grouping shifting
- ◆ Strong Growth in New Housing Units - 18%

Booklet 2 - Conditions & Trends

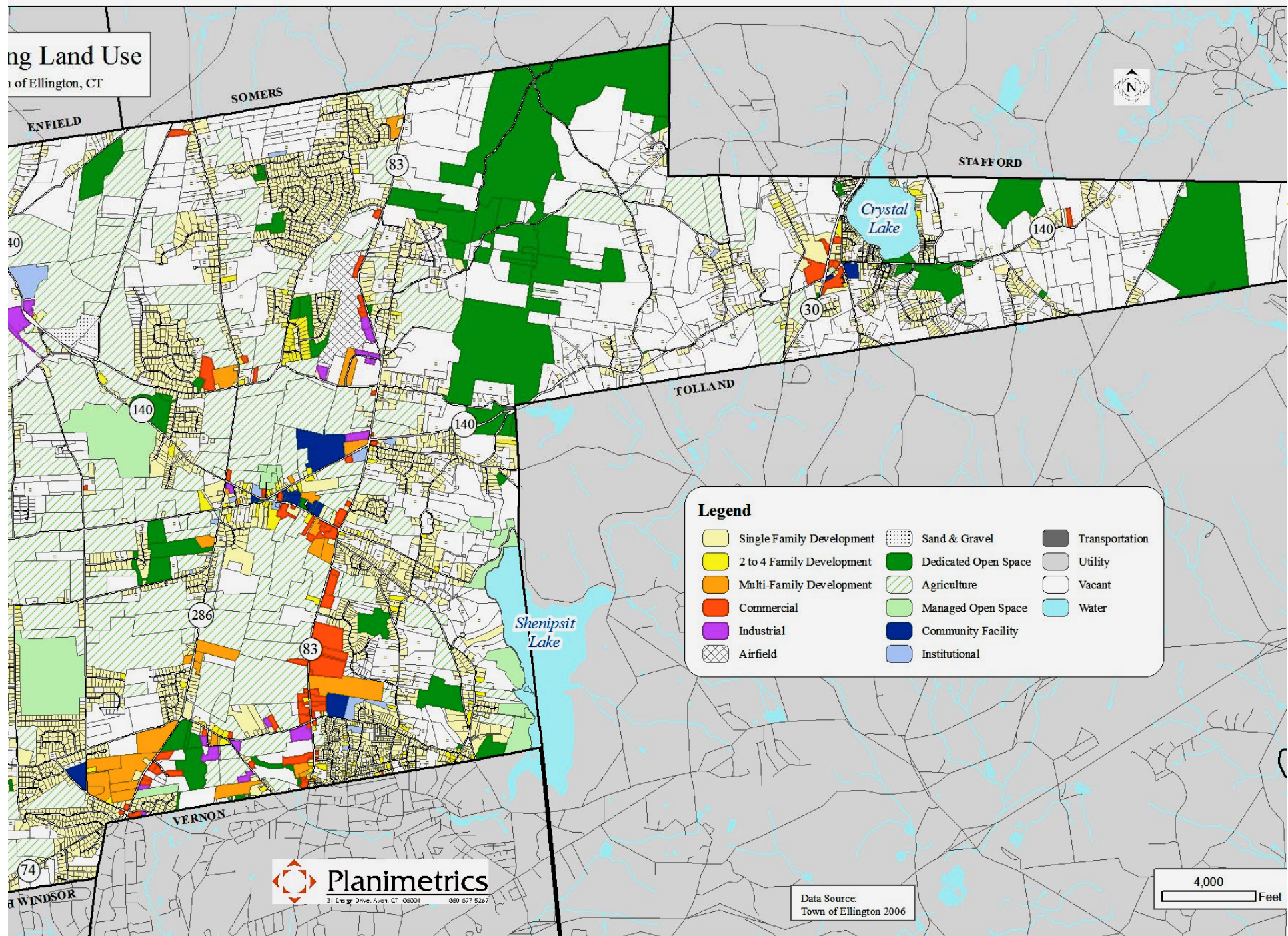


■ **Overview: Economy & Land Use**

- ◆ Services Sector Significant for Local Economy
- ◆ Median Income of \$62,405 Relatively High
- ◆ 41% of Land in Town Developed or Committed
- ◆ Residential Use Primary Land Use

Land Use

of Ellington, CT



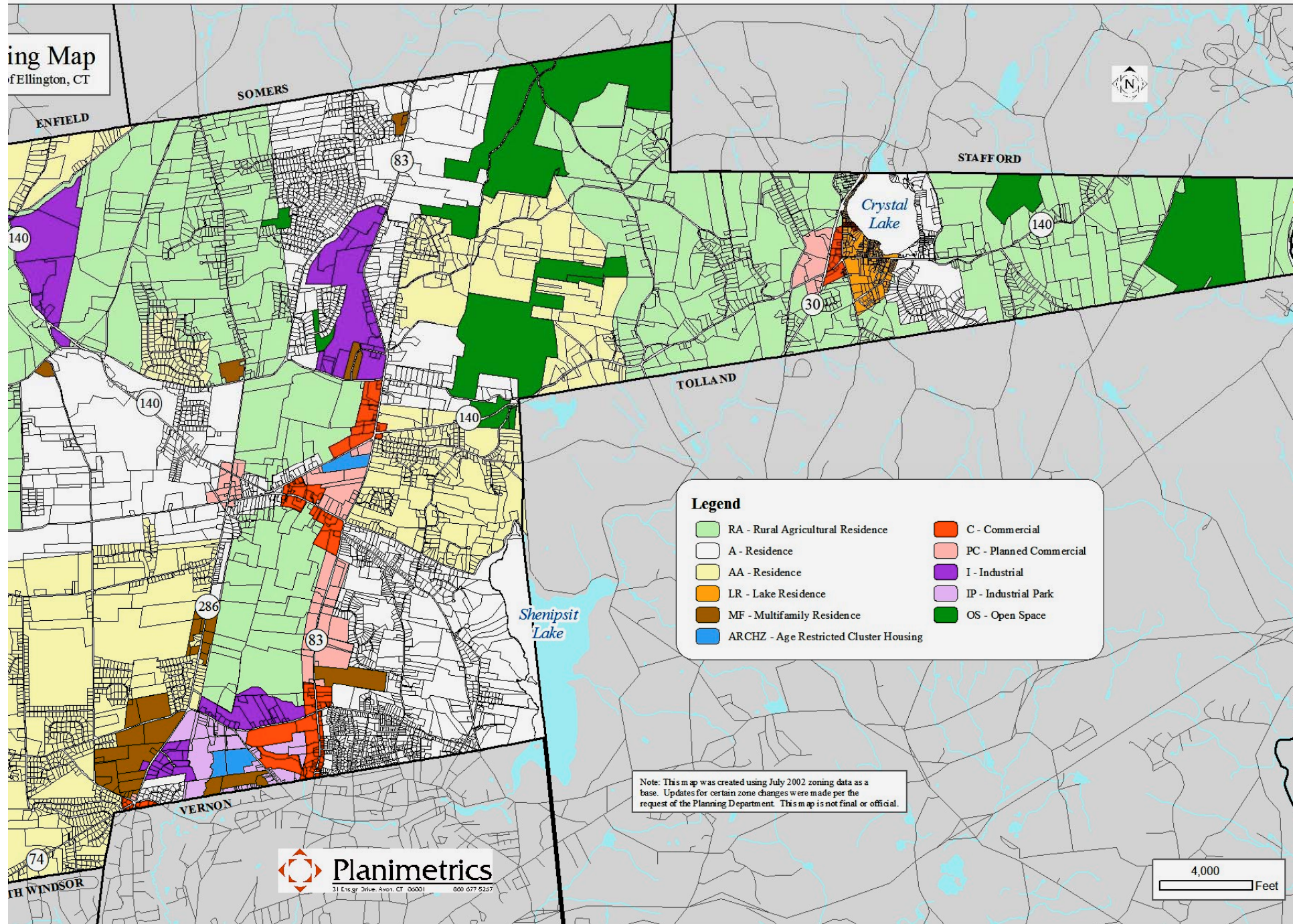
Booklet 2 - Conditions & Trends



■ Overview: Zoning

- ◆ Residential Zoning Predominates - Over 17,500 acres
- ◆ Commercial & Industrial Zones Total over 1,680 Acres
- ◆ Buildout Study Noted Lot Standards Should be Revised
- ◆ Open Space Zone Not Active

ing Map of Ellington, CT



Booklet 2 - Conditions & Trends



■ Overview: Development Potential

◆ Buildout Study 2004

- | Population at Buildout 37,000
- | Modified Zoning Could Result in Population of 30,000
- | Buildable Land Available for Commercial / Industrial 345 Acres
- | Potential Commercial / Industrial over 5 Million Square Feet.

Booklet 2 - Conditions & Trends



■ Overview: Fiscal Status

- ◆ Ellington Per Capita Expenditures Less than State Average
 - | Principal Difference in General Gov. Expenditures
- ◆ Property Taxes Account for 66.5% of Revenues
- ◆ Ellington's property taxes as a % of per capita income are below state average

Booklet 2 - Conditions & Trends



■ Buildout Study Issues

- ◆ Conservation
- ◆ Development
- ◆ Infrastructure

Discussion: Conservation Issues & Strategies



■ Overview

- | Natural, historic, and scenic resources define much of Ellington's character and quality of life.

■ Principal Topics

- | Open Space
- | Farmland & Farming
- | Natural Resources
- | Water Quality
- | Historic Resources

Discussion: Conservation Issues & Strategies



◆ Open Space - Major Themes

- | Preserve working farms
- | Protect Ellington's natural resources
- | Preserve and enhance recreational assets
- | Enhance physical and functional linkages between lands

Discussion: Conservation Issues & Strategies

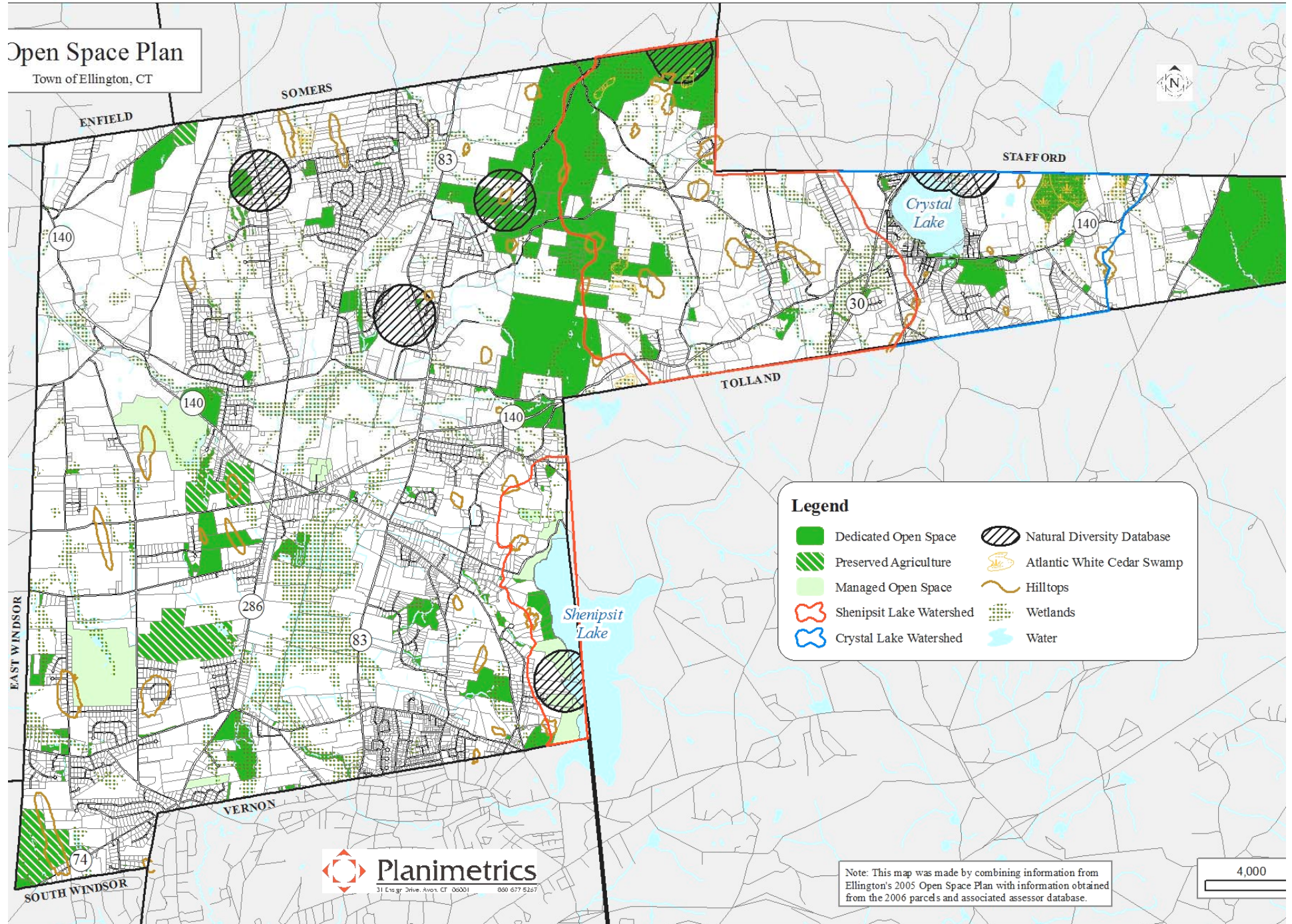


◆ Open Space - Strategies

- | Increase the amount of open space
 - Increase open space set-asides
 - permit off-site dedication of open space
 - Initiate a fund for open space acquisition
 - Continue to accept fees in lieu of open space where appropriate
- | Improve the quality of open space

Open Space Plan

Town of Ellington, CT



Legend

- | | |
|---|---|
| Dedicated Open Space | Natural Diversity Database |
| Preserved Agriculture | Atlantic White Cedar Swamp |
| Managed Open Space | Hilltops |
| Shenipsit Lake Watershed | Wetlands |
| Crystal Lake Watershed | Water |

Discussion: Conservation Issues & Strategies

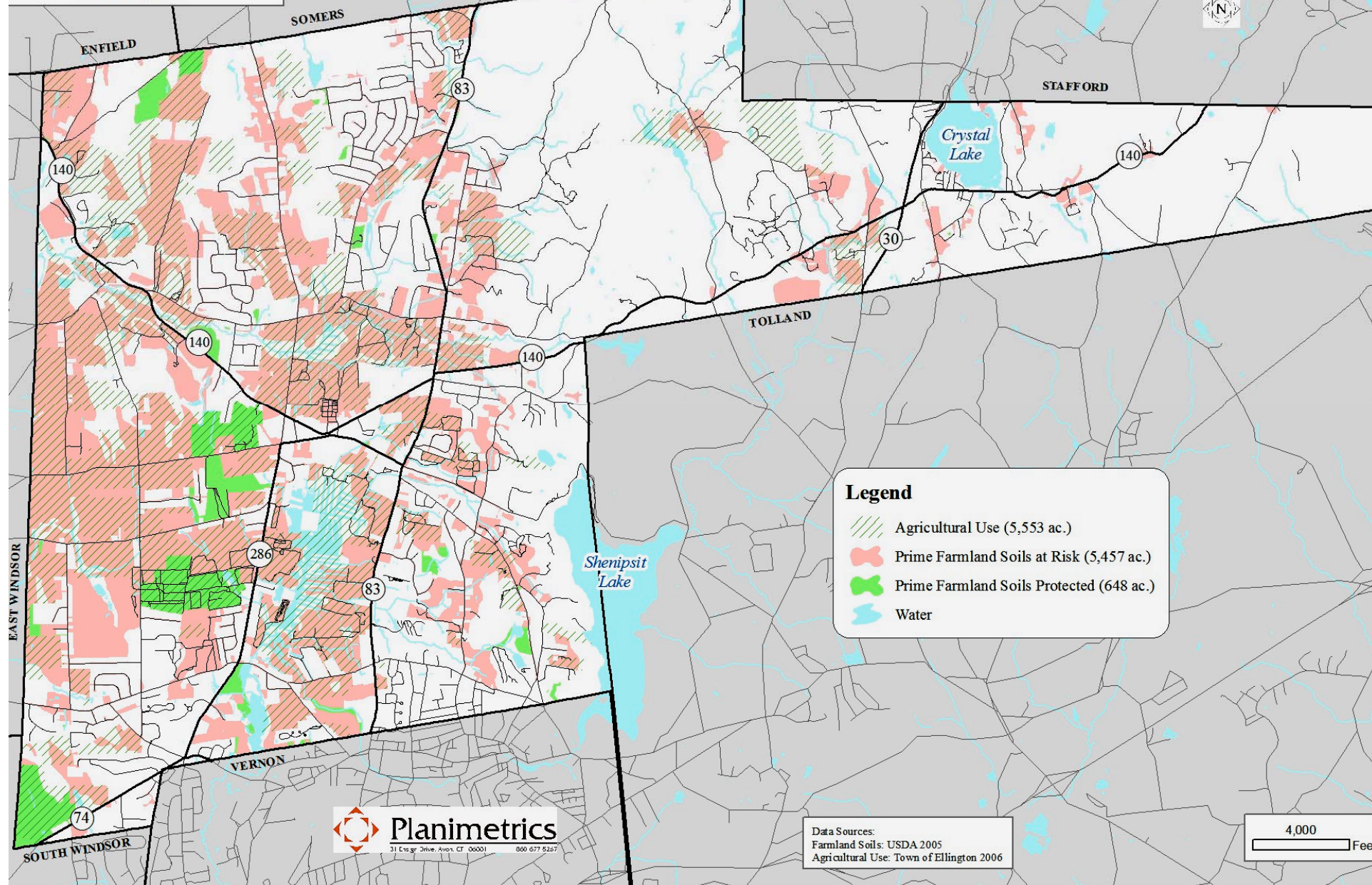


◆ Farmland Preservation - Inventory

- | Active Farmland: 5,553 Acres
- | Protected Farmland: 648 Acres
- | Prime Agricultural Soils: 5,547 Acres

Agricultural Resource Plan

Town of Ellington, CT



Discussion: Issues & Strategies Farm Preservation



■ Strategies

- ◆ Continue to use the Connecticut Department of Agriculture's Farmland Preservation Program.
- ◆ Encourage and support current farming activity.
 - | On-going use of Public Act 490
 - | Actively adopt and publicize right to farm policy

Discussion: Issues & Strategies Farm Preservation



- ◆ Encourage and support current farming activity.
 - | Keep zoning regulations farmer friendly
 - Add flexibility for farm related uses.
 - Allow farm stands in A and AA residential zones
 - Require residential subdivisions to provide buffers adjacent to actively farmed land.

Discussion: Issues & Strategies Natural Resources



■ Overview

- | Important in terms of preserving environmental functions, maintaining bio-diversity and preventing damage to the environment.

■ Major themes & Issues:

- | Protection of environmentally sensitive areas.
- | Minimize fragmentation and loss of wildlife habitat.
- | Control invasive species during the site development or subdivision process

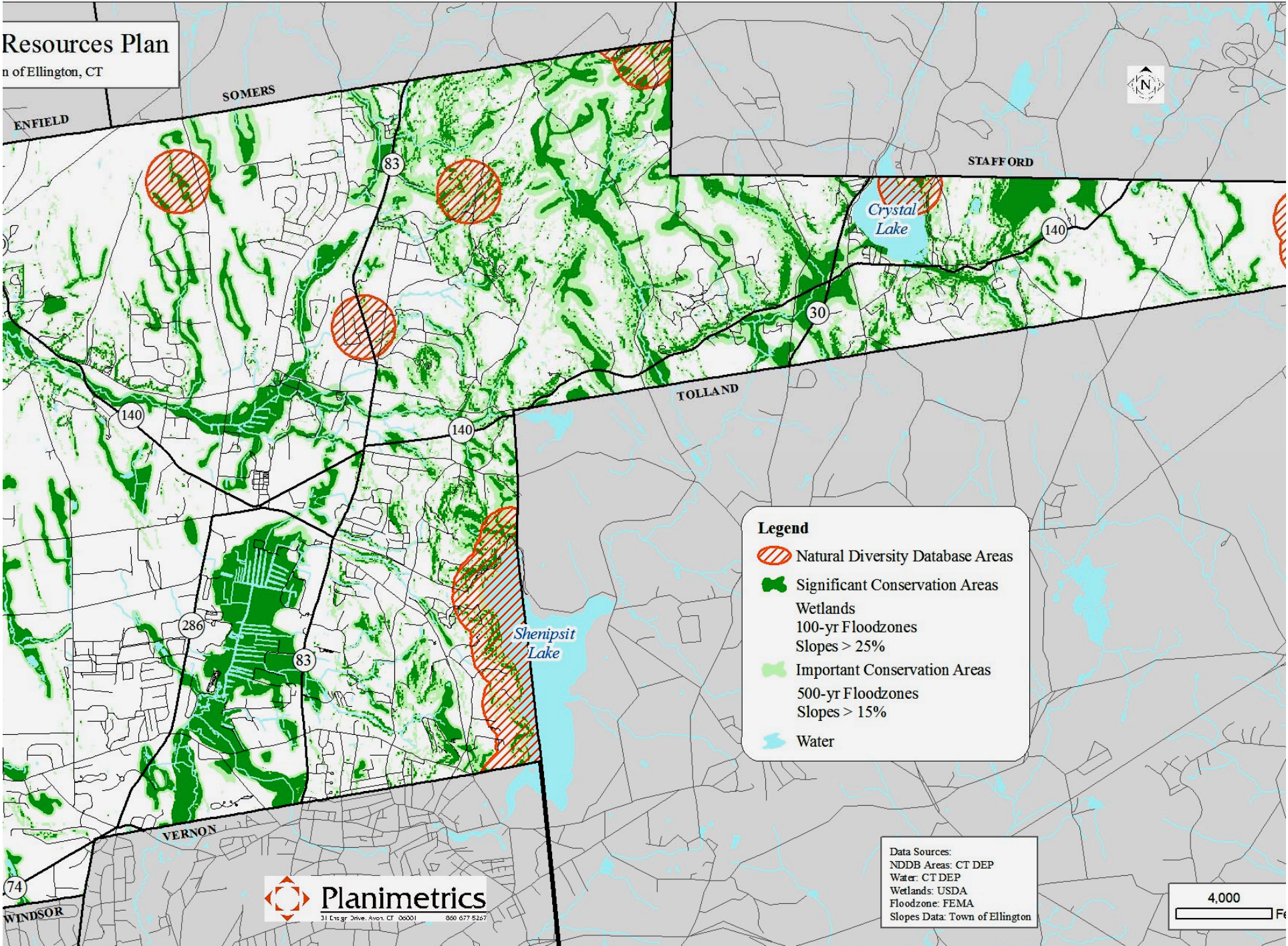
Discussion: Issues & Strategies Natural Resources



■ Strategies & Activities for Natural Resource preservation

- | Evaluate need for a buildable land regulation
- | Evaluate utility of density based zoning so as to account for differing soil and topographic conditions throughout the town.
- | Use Natural Diversity Database (NDDDB) information to identify and protect areas of concern where threatened or endangered may exist within Ellington.

Resources Plan
n of Ellington, CT



Discussion: Issues & Strategies Water Quality



■ Overview

- | Surface & ground water resources provide potable water, contribute to biological diversity, and add to the overall quality of life.

■ Strategies & Activities:

- | Explore possible need for overlay protection zones for public water well fields and reservoirs.
- | Regulate, through a Town ordinance, underground storage tanks for residential heating oil.

Discussion: Issues & Strategies Water Quality



■ Strategies & Activities:

- | Require in both the Subdivision and Zoning Regulations best management practices for storm water management.

Quality
ington, CT

FIELD

SOMERS

STAFFORD

TOLLAND

VERNON

OSOR



Planimetrics

511 Bridge Street, Avon, CT 06001 860.571.1100

Ground Water Quality Classification: CT DEP 2006
Surface Water Quality Classification: CT DEP 2002

Water Quality

Surface Water

- A, AA
- B
- B, C, D to A
- C, D to B


Ground Water

- GAA
- GA
- GA Impaired
- GB

5,000

Feet

Discussion: Issues & Strategies Historic Resources




■ Overview:

- | Historic resources connect us with our heritage and contribute to community character. Limited resources have been identified to date.

■ Major Theme / Issue:

- | Preserve historic resources to maintain and strengthen community character


Discussion: Issues & Strategies Historic Resources



■ Strategies & Activities

- | Undertake historic resource inventory to identify significant historic buildings and site within the Town. (State grants available to complete this survey.)
- | Use inventory to develop priority preservation list.

Discussion: Issues & Strategies Historic Resources



■ Strategies & Activities.

- | Consider a range of protective strategies for identified historic resources.
 - Village District Regulations
 - Historic District Regulations
 - Special Design District Overlay Regulations
 - Flexible zoning standards to include adaptive re-use
 - Tax abatements for the restoration or improvement of historic resources

Ellington Plan of Conservation & Development



■ Next Steps.

- | Draft Booklet 3 - "Preservation & Conservation Issues" based upon tonight's discussion.
- | Draft Discussion Outline "Guiding Appropriate Development"
- | Schedule Workshop Meeting on Appropriate Development -**July 27?**